

Housing of the Working Classes (Ireland) Bill.

ESTIMATE OF PROBABLE EXPENDITURE.

Presented to Parliament by Command of His Majesty.



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1919.

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[Cmd. 181.]

HOUSING OF THE WORKING CLASSES (IRELAND) BILL.

ESTIMATE OF PROBABLE EXPENDITURE.

The capital expenditure involved will depend (a) upon the number of houses to be built, (b) upon the date at which they are built, and (c) upon the type of houses and the accommodation provided.

The net annual expenditure will depend not only upon the amount of the capital expenditure and the rate of interest payable thereon, but also upon the rents charged for the new houses, the rates, cost of insurance, etc.

The financial assistance to be granted from Public Funds for housing schemes will take the form of a subsidy, the amount of which Parliament will be asked to vote annually; but the full cost of housing schemes will in the first instance be met out of loans raised by Local Authorities or Public Utility Societies, as the case may be, and both Local Authorities and Public Utility Societies have been urged to raise such loans in the open market wherever possible.

The housing schemes of local authorities to which the State will be prepared to grant financial assistance, if they are submitted in complete form to the Local Government Board before the 15th April, 1920, and carried out within a period of two years from the date of the Board's sanction, or within such further period as may be approved by the Board, are:—

- (a) Schemes under Part III. of the Housing of the Working Classes Act, 1890, for any area for which the Board are satisfied that it is desirable that houses for the working classes should be provided.
- (b) Re-housing schemes in connection with improvement and reconstruction schemes under Parts I. and II. of the Housing of the Working Classes Act, 1890, except that no part of the cost of acquiring and clearing a site would be made the subject of financial assistance if either (1) the site had been acquired or cleared before the 31st March, 1919, or (2) the needs of the district could, in the opinion of the Board, be adequately met by means of a scheme under Part III.

In respect of any approved housing scheme, or series of schemes, carried out by a local authority within the period mentioned, Parliament will be asked to vote financial assistance calculated on a basis estimated to relieve the local authority of any loss incurred within a maximum of one pound for one pound of the rent actually collected each year from the occupiers of the houses, as certified by the Local Government Board Auditor. The amount of the subsidy will be reconsidered at the end of seven years, when it will be open to the Local Government Board to reduce it if they consider that there is evidence that the Local Authority has not exercised due economy in management and in

not securing the best rents obtainable. Pending the completion and letting of the houses, the subsidy from the State will be equal to the interest on the first and subsequent instalments of the Loan for a maximum period of one year from the signing of the contracts for the erection of the houses. It must, however, be borne in mind that schemes subsidised in these ways will not be entitled to participate in the distribution of the Irish Housing Fund provided by the Housing of the Working Classes (Ireland) Act, 1908.

The capital expenditure on, say, 50,000 houses may be estimated as follows :—

Year.	CAPITAL EXPENDITURE.		
	If the capital cost per house is £500.	If the capital cost per house is £600.	If the capital cost per house is £700.
	£	£	£
1919-20	5,000,000	6,000,000	7,000,000
1920-21	10,000,000	12,000,000	14,000,000
1921-22	10,000,000	12,000,000	14,000,000
	25,000,000	30,000,000	35,000,000

Capital sums advanced by the Commissioners of Public Works in Ireland will be ultimately repaid either by way of annuity or by half-yearly instalments of principal with interest on outstanding balances.

The amount of the annual expenditure to be met out of Public Funds will require to be voted annually by Parliament. In the current financial year no loan charges will fall due in the first half-year, and in the second half-year loan charges will fall due in respect of the capital raised in the first half-year. It is estimated that in the financial year 1919-20 the total amount of the charge falling on the Exchequer will not exceed £50,000.

As more capital is raised and more loan charges fall due, the subsidy from the Exchequer will of course increase. It is not practicable to do much more than guess at the ultimate annual charges, so uncertain are many of the factors. But the following Table shows the estimated annual subsidy based on various hypotheses :—

EXPENDITURE TO BE MET OUT OF PUBLIC FUNDS.

Number of Houses.	At £12 10s. a year per house.	At £15 a year per house.	At £20 a year per house.
50,000	£625,000	£750,000	£1,000,000

A Table is appended summarising liabilities and operations up to date under the Housing of the Working Classes (Ireland) Acts, 1890 to 1908.

[TABLE.

HOUSING OF THE WORKING CLASSES

SUMMARY OF SCHEMES CARRIED OUT BY LOCAL

	Population in 1911.	Gross Rateable Valuation 1st March, 1912.	PARTICULARS AS TO LOANS.			NUMBER OF HOUSES.		
			Amount Sanctioned. (4).	Amount Received. (5).	For which Loan was sanctioned (6).	Built. (7).	In course of erection. (8).	
(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	
County Boroughs ...	875,184	3,175,587	1,041,477 15 8	916,984 18 11	4,639 and two Lodging Houses.	3,579 and two Lodging Houses.	386	
Urban Districts ...	353,384	1,569,590	1,008,080 6 0	1,025,148 3 2	5,730	5,545	1	
Towns under Municipal Government which are not Urban Dis- tricts.	67,037	141,042	50,179 0 0	48,294 0 0	209	203	—	
GRAND TOTAL	1,496,505	4,886,228	2,199,743 1 6	1,960,427 2 1	10,468 and two Lodging Houses.	9,414 and two Lodging Houses.	387	

LOCAL GOVERNMENT BOARD,
DUBLIN,
16th May, 1919.

(IRELAND) ACTS, 1890 to 1908.

AUTHORITIES IN IRELAND UP TO 31ST MARCH, 1918.

NUMBER OF FAMILIES		REPAYMENT OF LOANS	Grant in aid of Liabilities made from Irish Housing Fund for Year ended 31st March, 1918.	Amount of Rents received during the Year ended 31st March, 1918.	Total Cost of Schemes under all Heads (Building, Land, Law, Official, Engineering, &c.)	Average Cost per House.	Average Cost per Family accommodated.
Accommodated. (9).	To be accommodated. (10).	Amounts required to be raised annually. (11).	(12).	(13).	(14).	(15).	(16).
3,188 and 300 Men Lodgers.	386	£ 27,962 0 10	£ 2,438 5 3	£ 31,454 16 7	£ 923,685 7 5	£ 900 19 4	£ 200 0 2
5,553	1	£ 50,029 17 6	£ 3,729 0 4	£ 48,272 9 3	£ 1,041,615 18 3	£ 187 16 3	£ 187 10 10
293	—	£ 2,350 3 3	£ 227 18 0	£ 2,127 14 7	£ 47,029 17 8	£ 163 11 8	£ 168 11 8
0,634 and 300 Men Lodgers.	387	£ 60,352 1 0	£ 6,394 18 7	£ 51,855 0 5	£ 1,012,081 3 4	£ 102 2 6	£ 101 14 3

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